

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		PLEASANT ST, ARLINGTON

## OWNERSHIP

Owner 1:	QUEEN DIANE/TRUSTEE		
Owner 2:	DIANE CHRISTINE QUEEN TRUST		
Owner 3:			
Street 1:	ERIVIAT BACH ISA		
Street 2:	HENLLAN, NORTH WALES		
Twn/City:	UNITED KINGDOM		
St/Prov:	Cntry	Own Occ:	N
Postal:	165BS	Type:	

## PREVIOUS OWNER

Owner 1:	QUEEN DIANE -		
Owner 2:	-		
Street 1:	100 PLEASANT ST #22		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1880, having primarily Wood Shingle Exterior and 601 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Residential

**CARD**

**ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

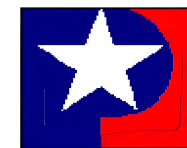
Total Card /

**Total Parcel**

**303,300**

**303,300**

**303,300**



**Patriot**  
Properties Inc.

**USER DEFINED**

Prior Id # 1:	136196	
Prior Id # 2:		
Prior Id # 3:		
Prior Id # 1:		
Prior Id # 2:		
Prior Id # 3:		
Prior Id # 1:		
Prior Id # 2:		
Prior Id # 3:		
ASR Map:		
Fact Dist:		
Reval Dist:		
Year:		
LandReason:		
BldReason:		
CivilDistrict:		
Ratio:		

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	303,300			303,300
Total Card	0.000	303,300			303,300
Total Parcel	0.000	303,300			303,300
Source: Market Adj Cost		Total Value per SQ unit /Card:		504.66	/Parcel: 504.66

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	303,300	0	.		303,300		Year end	12/23/2021
2021	102	FV	295,300	0	.		295,300		Year End Roll	12/10/2020
2020	102	FV	291,300	0	.		291,300	291,300	Year End Roll	12/18/2019
2019	102	FV	292,700	0	.		292,700	292,700	Year End Roll	1/3/2019
2018	102	FV	260,800	0	.		260,800	260,800	Year End Roll	12/20/2017
2017	102	FV	239,200	0	.		239,200	239,200	Year End Roll	1/3/2017
2016	102	FV	239,200	0	.		239,200	239,200	Year End	1/4/2016
2015	102	FV	222,300	0	.		222,300	222,300	Year End Roll	12/11/2014

## SALES INFORMATION

## TAX DISTRICT

[illegible]

**PAT ACCT.**

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

[illegible]

Sign:

VERIFICATION OF VISIT NOT DATA

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Type:	99	- Condo Conv	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	1	- Wood Shingle	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	GREY		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

	Building Number 1.

## GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1880	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits:	1	Rating: Good
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	14.000000000
Name:	13 - 6026

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM	s: 3		BR	s: 1		Bath	s: 1		HB	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GD - Good	18.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		18.6%

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	411.709
Other Features:	60500
Grade Factor:	1.10
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	372604
Depreciation:	69304
Depreciated Total:	303300

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No	Unit	RMS	BRS	FL
	1	3	1	0
<b>Totals</b>				
	1	3	1	

## MOBILE HOME

Make:  Model:  Serial #:  Year:  Color:

### SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	601	411.710	247,43
Net Sketched Area:		601	Total:	247,43
Size Ad	601 Gross Area		601 FinArea	60

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
37						
37						
01						

## IMAGE

**AssessPro** Patriot Properties, Inc

